

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF 609-627 COLUMBUS AVENUE
(SARANAC BUILDING), 599 COLUMBUS AVENUE (NEWCASTLE COURT),
AND DISPOSITION PARCELS 57 & 59 IN THE SOUTH END URBAN
RENEWAL AREA, PROJECT NO. MASS. R-56.

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority," has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Columbus Associates has presented a proposal for the purchase of certain properties for the purpose of rehabilitation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Columbus Associates be and hereby is tentatively designated as Redeveloper of 609-627 Columbus Avenue (Saranac Building), 599 Columbus Avenue (Newcastle Court), and Disposition Parcels 57 and 59 (adjacent parking areas), in the South End Urban Renewal Area, subject to:
 - (a) Concurrence in the proposed disposal transaction by the Massachusetts Housing Finance Agency;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended; and
 - (c) Submission within ninety (90) days, in a form satisfactory to the Authority, of:
 - (i) Evidence of the availability of necessary equity funds;
 - (ii) Evidence of firm financing commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications.

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2. That the disposal of said properties by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Secretary is hereby authorized and directed to publish notice of the proposal disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

TABLED: April 8, 1971
Re-submitted: April 15, 1971

TO: Boston Redevelopment Authority

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FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
TENTATIVE DESIGNATION OF REDEVELOPER

Summary: This memorandum requests that the Authority tentatively designate Columbus Associates as Developers for the rehabilitation of the Saranac and New Castle Court buildings and for Disposition Parcels 57 and 59 (adjacent parking areas) in the South End.

The South End Urban Renewal Plan originally called for the demolition of the Saranac (609-627 Columbus Avenue) and New Castle Court (599 Columbus Avenue) buildings in the South End to make way for the new Carter Schools. On August 13, 1970, the Authority voted to approve minor modifications of the South End Urban Renewal Plan which shifted the location of the schools and allowed the two buildings to remain. Shortly thereafter, the structures were advertised for rehabilitation.

Columbus Associates has submitted a proposal for the rehabilitation of the Saranac and New Castle Court buildings. The general partners of Columbus Associates will be the New Urban League of Greater Boston, Inc., the Community Assistance Corporation of the Massachusetts Institute of Technology, and the Columbus Avenue Tenants' Association.

The Columbus Avenue Tenants' Association (CATA) was first organized in the spring of 1969 for the purposes of saving New Castle Court and Saranac from demolition (and replacement by the Carter complex) and eventually becoming developers for the rehabilitation of the buildings. CATA, by its charter, is composed of the tenants of the two buildings.

Columbus Associates intend to obtain a construction loan, a long-term mortgage, and Section 236 subsidy funds from the Massachusetts Housing Finance Agency. The Authority's Urban Design staff has reviewed and approved the preliminary design submission, which proposes 100 rehabilitated dwelling units and seventy (70) on-site parking spaces on Parcels 57 and 59, adjacent to the two buildings.

I therefore recommend the adoption of the attached Resolution tentatively designating Columbus Associates as the Redeveloper of the Saranac and New Castle Court buildings and of Disposition Parcels 57 and 59 (adjacent parking areas).

An appropriate Resolution is attached.

